

Lincoln Police Department Thomas K. Casady, Chief of Police 575 South 10th Street Lincoln, Nebraska 68508

402-441-7204 fax: 402-441-8492



MAYOR COLEEN J. SENG

lincoln.ne.gov

November 24, 2004

Mayor Seng and City Council City of Lincoln City County Building Lincoln, NE

Mayor Seng and Members of the City Council:

An investigation has been made regarding the application of A & R Food Company, d.b.a. EL Sitio, 2785 South 17th Street requesting a class I liquor license.

Amin Ghaffar, president has requested that he be approved as the manager of the liquor license.

Background information on the applicant is as follows:

Amin Ghaffar was born in Shiraz, Iran. He attended the University of Nebraska graduating in 1998.

Amin Ghaffar employment history is as follows:

1992 – Present

Project Engineer, Lincoln Plating

Lincoln, NE.

1985 - 1992

Manager, EL Sitio

Lincoln, NE.

If this application is approved, it should be with the understanding that it conforms to all the rules and regulations of Lincoln, Lancaster County and the State of Nebraska.

THOMAS K. CASADY, Chief of Police





Liquor License Business Report Completed by Inv. Fosler #843
Business Name: EL 5,70
Address: 2785 So 177# Phone: 476-0414
Type of Investigation: Purchase Upgrade Expansion New
Owner Manager Other:
Type of Business: ResT
Liquor Class A B C D (I) J K Catering Other:
Ownership: Corporation Partnership Individual
Amount Financed: Source:
Lease Agreement: 34R 2000 MO
Sales: %Food: 90 %Liquor: 10
Located: Commercial Industrial Residential
Traffic Flow: Moderate Off Street Parking: Yes No
Ready for Operation: Yes No/ Est Date:
Food Service: Yes No Employees: F/T 2 P/T 6
Est Seating: 48 Est Daily Customers 100-150
Hours of Operation: $M-T+1/Am-10pm$ F-5 $11-11$ 5 $12-9$
Any Additional Comments:

Liquor License Investigation

Business (DBA) EL 5.40
Manager Other
Name: Amin Ghaffal
US Citizen ? (Yes) No
Has applicant ever been cited for liquor law violations? No Yes Explain
Does applicant have an interest in another liquor license (No) Yes Explain
Is spouse qualified to hold a license (Yes No N/A
How is applicant if not an owner to be paid? Salary Hourly
How many hours will applicant be at the establishment? 40-50
Any other employment? No Yes explain Lincoln Ploting
Any previous experience with a liquor license? (Yes) No
Any criminal convictions No Yes Comments
Is applicant a property owner in Lincoln? Yes No
Is applicant involved in any civil litigation? No Yes Comments
() Photo () Records Check () References
Comments
Interview Date // / 24 / of

TATE OF NEBRASKA



Mike Johanns

Governor November 16, 2004

555 South 10th Street

Lincoln NE 68508

City Clerk

A4-128460 112

NEBRASKA LIQUOR CONTROL COMMISSION Hobert B. Rupe

Executive Director

301 Centennial Mall South, 5th Floor P.O. Box 95046 Lincoln, Nebraska 68509-5046

Phone (402) 471-2571 Fax (402) 471-2814

TRS USER 800 833-7352 (TTY)

web address: http://www.nol.org/home/NLCC/

A+ R Food Company aba EL Sitio 2785 So. 17th St.

Class I

Dear Local Governing Body:

45 dap 12/31

Attached is the form to be used on all retail liquor license applications. Local clerks must collect proper license fees and occupation tax per ordinance, if any, before delivering the license at time of issuance.

TWO KEY TIME FRAMES TO KEEP IN MIND ARE:

You have 45 days to conduct a hearing after the date of receipt of the notice from this Commission (§53-134). 1) You may choose NOT to make a recommendation of approval or denial to our Commission.

PER §53-133, THE LIQUOR CONTROL COMMISSION SHALL SET FOR HEARING ANY APPLICATION WHEREIN:

- 1) There is a recommendation of denial from the local governing body.
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

PLEASE NOTE...A LICENSEE MUST BE "PROPERLY" LICENSED IN ORDER TO PURCHASE FROM WHOLESALERS; AND, A LICENSE IS EFFECTIVE:

- 1) Upon payment of the license fees;
- 2) Physical possession of the license;
- 3) Effective date on the license.

Sincerely,

NEBRASKA LIQUOR CONTROL COMMISSION

Michelle Porter Licensing Division

Enclosures

Rhonda R. Flower Commissioner

Bob Logsdon Chairman

R.L. (Dick) Coyne Commissioner

An Equal Opportunity/Affirmative Action Employer

Printed with soy ink on recycled paper

FORM 35-4001 REV. 12/99 1 66404 Loca

APPLICATION FOR LICENSE

Nebraska Liquor Control Commission PO Box 95046, 301 Centennial Mall South Lincoln, NE 68509-5046

http://www.nol.org/home/ Phone: (402) 471-2571 Fax: (402) 471-2814 RECEIVED
NOV 1 5 2004

HEBRASKA LICUOR
CONTROL COMMISSION

INSTRUCTIONS: Include: 1. Applicable fees payable to Liquor Control Commission 2. Copy of birth certificate or naturalization papers proving U.S. citizenship for each individual and spouse named on application (not required of corporations or spouse(s) who file an affidavit of no interest with application, Commission form 4178 3. Corporations must include copy of articles of incorporation as filed with the Secretary of States office in the state of Nebraska 4. Commission checklist, form 4251 5. Fingerprint cards and processing fees (are required of individuals, all partners and spouses. Corporate applicants must file for CEO/Manager & stockholders holding over 25% stock 6. All applications must be typewritten or printed clearly 7. Submit in Triplicate 8. Required areas marked by a red asterisk (*)

CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND LIST OF FEES FOR EACH

Class of License (Check applicable class) *	Registration Fee	License Fees	Corporate Surety Bond *send copy
A Beer, On Sale Only - Inside Corporate Limits	\$45.00	Collected a Local Level	exempt
F Beer, On Sale Only - Outside Corporate Limits	\$45.00	Collected at Local Level	exempt
B Beer, Off Sale Only - Inside/Outside Corporate Limits	\$45.00	Collected at Local Level	exempt
J Wine, Beer, On Sale Only - Inside Corporate Limits	\$45.00	Collected at Local Level	exempt
☑ I Spirits, Wine, Beer, On Sale Only - Inside Corporate Limits	\$45.00	Collected at Local Level	exempt
D Spirits, Wine, Beer, Off Sale Only - Inside Corporate Limits	\$45.00	\$150.00	exempt
D1 Spirits, Wine, Beer, Off Sale Only - within extraterritorial zoning jurisdiction	\$45.00	\$150.00	exempt
C Spirits, Wine, Beer On & Off Sale - Inside Corporate Limits	\$45.00	Collected at Local Level	exempt
M Bottle Club (Spirits, Wine, Beer, On Sale)	\$45.00	Collected at Local Level	exempt
H Nonprofit Corporation	\$45.00	Collected at Local Level	exempt
K Wine Only, Off Sale	\$45.00	Collected at Local Level	exempt
O Boat	\$45.00	\$50.00	exempt
V Manufacturer of Beer, Wine & Distilled Spirits	\$45.00	Varies \$100 to \$1,000	*\$10,000 min.
X Wholesale Liquor	\$45.00	\$500.00	*\$ 5,000 min.
W Wholesale Beer	\$45.00	\$250.00	*\$ 5,000 min.
Y Farm Winery	\$45.00	\$250.00	*\$ 1,000 min.
L Craft Brewery (Brew Pub)	\$45.00	\$250.00	*\$ 1,000 min.

5 C/25 US!

TYPE OF APPLICATION *	NAME OF PERSON ASSISTING WITH APPLICATION				
Type of application being applied for (check appropriate box)					
1 to be attached.	Name Matthew F. Wright Firm Name Wright Law Office, LLC	Address 811 S. 13th St., Ste. 101			

SECTION A LOCATION INFORMATION Must be completed by all applicants						
Trade Name (na	-		Telephone Number at premise to be licensed 402-476-0414			
1) Street Address 2785 S. 17th S	s of Proposed licensed premise Street	Commis	g Address for receipt of Liquor Control ion mailings 3th St., Ste. 101			
City Lincoln	County Lancaster		City Lincoln	County Lancaster		
Is this located inside the city limits? We Yes No		Zip Code 68508				

DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE **LICENSED**

In the space provided draw the area to be licensed. This should include storage areas, basement, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building in situations where only a portion of the entire bldg. is to be covered by the license. No Example: East portion approximately 50' x blue prints will be accepted. Be sure to indicate the direction North and number of floors of the building.

See attached Exhibit 'D'

×

100' of main floor of 3 story building plus basement. Approximately 30' x 50' at the East

RECEIVED

DESCRIPTION OF PREMISES LEASED AND SUBJECT OF LIQUOR LICENSE APPLICATION

NOV 15 2004

Physical Address:

2785 S. 17th Street

Lincoln, NE 68502

NEBRASKA LIGUOR CONTROL COMMISSION

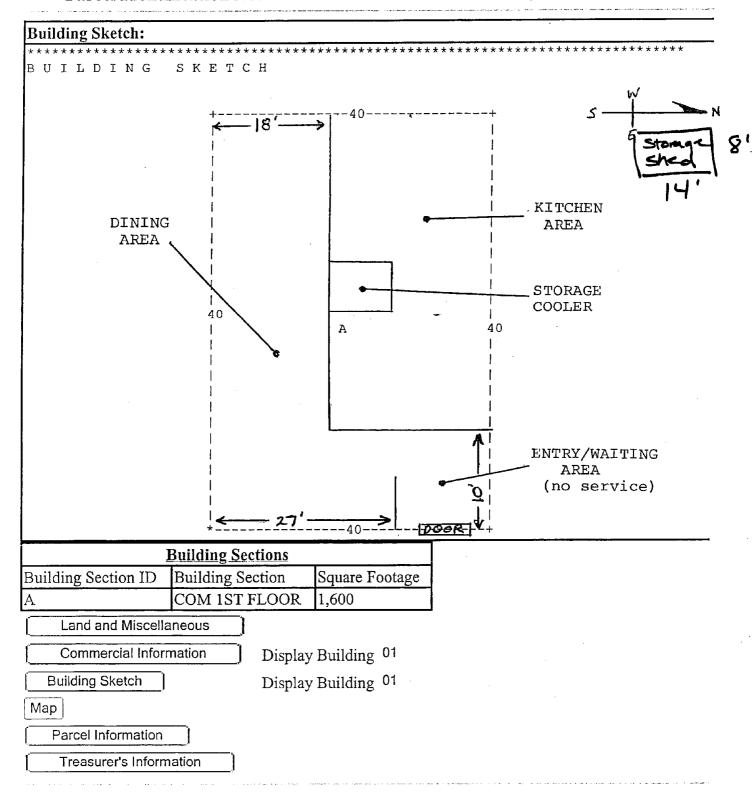
Description:

One story building 40' X 48' plus an 8' X 14' storage unit located in the Northwest corner of the lot

NOV 15 2004

InterLinc

Parcel Identification No: 10-36-332-02200801 COMMISSION



County Assessor Property Information

OTHER INFORMATION SECTION B REQUIRED *					
AEQUI.	Yes		Explanation/Comments Note: Only what is visible on screen will be printed		
* 1. READ CAREFULLY. Answer completely and accurately. Has anyone who is a party to this application, or their spouse, ever been convicted of or plead guilty to any criminal charge. Criminal charge means any charge alleging a felony or misdemeanor violation of a federal or state law; or a violation of a local law, ordinance or resolution. Include any DWIs or DUIs. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.	Yes	У° •			
* 2. Are you buying the business and/or assets of a licensee? If yes, submit a copy of the sales agreement with a listing of assets being acquired including liquor inventory (name brand and container size required).	Yes ②	No ()	See attached exhibit 'A'		
* 3. Are you filing a temporary agency agreement, Commission form 4231, whereby current licensee allows you to operate on their license? If yes, attach copy.	Yes ②	№ ()	See attached exhibit 'B'		
* 4. Are you borrowing any money from any source to establish and/or operate the business? If yes, list the lender.	Yes	Nº (e)	e de la companya de		
* 5. Will any person or entity other than licensee be entitled to a share of the profits of the establishment? If yes, explain.	Yes	No (a)			

SECTION B OTHER INFO			ON
	Yes		Explanation/Comments Note: Only what is visible on screen will be printed
* 1. READ CAREFULLY. Answer completely and accurately. Has anyone who is a party to this application, or their spouse, ever been convicted of or plead guilty to any criminal charge. Criminal charge means any charge alleging a felony or misdemeanor violation of a federal or state law; or a violation of a local law, ordinance or resolution. Include any DWIs or DUIs. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.	Yes	Zº (e)	
* 2. Are you buying the business and/or assets of a licensee? If yes, submit a copy of the sales agreement with a listing of assets being acquired including liquor inventory (name brand and container size required).	Yes ②	№ ()	See attached exhibit 'A'
* 3. Are you filing a temporary agency agreement, Commission form 4231, whereby current licensee allows you to operate on their license? If yes, attach copy.	Yes ②	N° ()	See attached exhibit 'B'
* 4. Are you borrowing any money from any source to establish and/or operate the business? If yes, list the lender.	Yes	No (e)	
* 5. Will any person or entity other than licensee be entitled to a share of the profits of the establishment? If yes, explain.	Yes (У° (®)	

* 6. Will any of the furniture, fixtures and equipment to be used in this business be owned by others? If yes, list such items and the owner.	Yes ②	No O	Dell personal computer presently leased by Nebraska Food Corporation, the prior owner of the business and owned by Dell Financial Services.
* 7. Will any person(s) other than named in this application have any direct or indirect ownership or control of the business? If yes, explain?	Yes	No ©	
* 8. Are the premises to be licensed within 150 ft. of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, children, or within 300 ft. of a college or university campus? If yes, list the name of such institution and where it is located in relation to the premises. Per Sec. §53-177.	Yes	No ②	
* 9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency nvolved and the persons exact duties.	Yes (No ②	
0. List the primary bank and/or financial institution (branch if pplicable) to be utilized by the business and the person(s) who will be authorized to write checks and/or make withdrawals on accounts at such institutions.	Aut	hor	ne Bank, Lincoln, Nebraska ized Signors: Amin Ghaffar becca Amini
1. List all past and present liquor licenses held by any person amed in this application. Include license holder name, ocation of license and license number. Also list reasons for ermination of any licenses previously held.	n/a		
2. List the person who will be the on site supervisor of the usiness and the estimated number of hours per week such erson or manager will be on the premises supervising perations.	Ami	n Gl	naffar: 20 hours per week.

13. List the training and experience of the person above in connection with selling and/or serving products.	Worked for 3 years as manager of El Sitio, the restaurant which is the subject of this application as an employee of Nebraska Food Corporation, which held a Class J Liquor License.			
14. If the property for which this license is soug submit a copy of the deed, or proof of ownersh submit a copy of the lease covering the entire li (Documents must show title or lease held interest applicant as owner or lessee in the individual(s) name for which the application is being filed)	Lease agre Exhibit 'C	ement attached as	je.	
15. When do you intend to open for business?		October 6,	2004	<u>.</u>
16. List the principal residence for the past 10 separate sheet.	years for all perso	ons required to si	gn application. If necessary attach a	-
NAME	FROM (YEAR)	TO (YEAR)	RESIDENCE (CITY, STATE)	
Amin Ghaffar, Rebecca Amini	1992	Present	Lincoln, Nebraska	
	·			

The undersigned applicant(s) hereby consent(s) to a background investigation and release of present & future records of every kind and description including police records, tax records (State and Federal), bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liguor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation or any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete and/or inaccurate.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Must be signed in the presence of a notary public. Must be signed by applicant and spouse; if a partnership, all partners and spouses must sign and corporation, all stockholders (holding more than 25% of the stock), officers, directors and spouses must sign. Full names only, initials not acceptable.

Rehn & Arm
)
Notary Public Signature

REV 1/01

CCT 0 6 2004

MEBRASKA LIQUOR CONTROL COMMISSION

Corporation/LLC Application for License - Form 3

Nebraska Liquor Control Commission

INSTRUCTIONS:

1) Application and application for manager must be typewritten and submitted in triplicate

NOV 15 2004

2) Fingerprint cards (2 cards per person) must be submitted for: a) each stockholder owning over 25% of the stock, b) chief executive officer, c) proposed manager and d) all spouses

3) Information regarding spouses must be completed

Required areas marked by a red asterisk (*)

CONTROL COMMISSION

Name of Corporation That Will Hold License. Attach copy of Articles of

Incorporation

A & R Food Company, LLC

Total Number of Shares (if corporation)

n/a

Corporate Street Address

Mailing address for receipt of Liquor Control Commission Mailings

811 S. 13th St., Ste. 101

City

County

State

Corporate Telephone Number

Lincoln

Lancaster

ΝE

Zip Code

402-476-0414 *

5410 Derby Drive

68516

Name of Registered Agent

Wright, Matthew F.

Name of Proposed Manager

Ghaffar, Amin

IN THIS SECTION LIST THE NAME OF THE CHIEF EXECUTIVE OFFICER

Title

Manager

Name

Date of Birth

Ghaffar, Amin

Social Security Number

Home Address (1) 5410 Derby Drive

City Lincoln

State NE

Zip Code 68516

402-420-3003

Home Telephone Number

PRINCIPLE OFFICERS, DIRECTORS, STOCKHOLDERS, MEMBERS AND SPOUSES

Name of Officers, Directors, Members and Spouses.

Give Last Name, First Name, Middle, Maiden, and any aliases

Social Security Number

Date of Birth

Title

Name

Ghaffar, Amin

Member/Manager

Spouse Name

Amini, Rebecca

n/a

Partner Number of Shares / % 100

Spouse Number of Shares / % 0

Name of Officers, Directors, Members and Spouses.

Give Last Name, First Name, Middle, Maiden, and any aliases

Number

Social Security

Date of Birth

Title

Name

Please indicate below your corporate tax year with the IRS			
Starting date: January 1 Ending date: December 3	31		
State of NEBRASKA)		
)	SS.	
LANCASTER County)		
Notary Public Signature & Seal MATTHEW F. WRIGHT GENERAL NOTARIAL SEAL STATE OF NEBRASKA Commission Expires June 26, 2005 In Compliance with ADA, this form is available in other formats for persons with disabilities. A ten day advance			Be A Closed President/Member
period is requested in writing to produce the alternate format.			Secretary/Member

Verify Form and Print

FORM 35-4183 REV. 02/01





NOV 1 5 2004

Application for Corporate Manager

Must Be A Nebraska Resident Please submit in Triplicate

CONTROL COMMISSION

Return to: Nebraska Liquor Control Commission, PO Box 95046

301 Centennial Mall So., Lincoln NE 68509

Phone: (402) 471-2571

Fax: (402) 471-2814

Web address: http://www.nol.org/home/NLCC/

Required areas marked by a red asterisk (*)

LIQUOR LICENSE INFORMATION

Name of Licensed Corporation

Class & License number

A & R Food Company, LLC

Class I - Pending

Trade Name of Licensed Premise

El Sitio

Street Address of Licensed Premise

City

County

2785 S. 17th Street

Lincoln

Lancaster

On behalf of the corporation, I designate this individual as corporate manager.

Signature of Corporate President/CEO:

APPLICANT INFORMATION (MUST BE 21 OR OVER)

Full Name (Last, First, Middle, Maiden)

Ghaffar, Amin

Social Security Number

Date of Birth

Place of Birth

Shiraz, Iran

Home Street Address

City

5410 Derby Drive

Lincoln

State

Zip Code

Home Telephone Number

NE

68516

402-420-3003

Business Telephone Number

402-476-0414

Drivers License Number

State

ΝE

Are You Married? * Yes No If Yes, You must complete the following:

SPOUSE'S INFORMATION (IF NOT MARRIED INDICATE)

Drivers License Number		State NE	Date of Birth
Place of Birth Tehran, Iran		·	
* 1. READ CAREFULLY. Answe Has anyone who is a party to this ap charge. Criminal charge means any violation of a local law, ordinance of and month of the conviction or pleas please list charges by each individual Yes No	plication, or their spouse charge alleging a felony r resolution. List the nate Also list any charges pe	e, <u>ever</u> been convicted or misdemeanor violar are of the charge, when	tion of a federal or state law; or a
* 2. Have you or your spouse ever n for what premise give license number Yes No	nade application for any er and date.	liquor license or mana	nger for any liquor license? IF YES,
* 3. Have you or your spouse ever n	nade a compromise settl	ement for violation of	such laws?
* 4. Do you, as a manager, have all License? Nebraska Liquor Control Act (§53-1) Yes No	•	ed by any person entitl	ed to hold a Nebraska Liquor
* 5. Have you filed fingerprint card application? Yes No	s and PROPER FEES (if check, make out to t	he NE State Patrol), with this

RESIDENCES FOR PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE

Year

From To

Applicant: City & State

Lincoln, Nebraska		1992	Date	
Lincoln, Nebraska	Spouse: City & State	1992	Date	
Year				
	Applicant: City & State	From	То	
	Spouse: City & State			
	-	Ye	ar	
		From	То	
	Applicant: City & State			•
	Spouse: City & State			
		Yea	ar	
		From	То	
	Applicant: City & State			
	Spouse: City & State			
EMPLOYERS - LIST LAST TWO EMPLOYERS				
Name of Employer Lincoln Plating Compa	any		Year From To 1992 Date	
Name of Supervisor Yadi Kamelian, Vice F	President		Telephone Number 402-475-3671	
Name of Employer Nebraska Food Corpo	pration		Year From To 1984 1992	
Name of Supervisor Dory Marhamat			Telephone Number 408-898-6465	
PERSONAL OATH AND CONSENT OF INVESTIGATION - MUST BE SIGNED BY APPLICANT & SPOUSE				

STATE OF NEBRASKA) SS COUNTY OF)

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application, that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec. §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has NO interest directly or indirectly, an affidavit may be attached, however, fingerprint cards are still required to be filed.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete and inaccurate.

Signature of Applicant

6 day of October

Subscribed in my presence and sworn to before me this

6 day of Carb

Notary Signature & Seal

Subscribed in my presence and sworn to before me this

Notary Signature & Seal

MATTHEW F. WRIGHT
GENERAL NOTARIAL
SEAL
STATE OF NEBRASKA
Commission Expires

June 26, 2005

Verify and Print

MATTHEW F. WRIGHT
GENERAL NOTARIAL
SEAL
STATE OF NEBRASKA
Commission Explige

June 26, 2005 OR M 35-4013 REV. 2/01

